

*City of San Diego Planning Department*

# Draft North Park Community Plan Update

February 16, 2016

# North Park Draft Land Use Goals

## Land Use Element Goals

The following have been established as the goals of the Land Use Element of the North Park Community Plan:

1. A diversity of housing options through new construction and the preservation of existing quality housing stock
2. High-quality development with medium to high residential densities, centrally located with the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue
3. Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community
4. Continued revitalization of North Park's business districts while respecting potential impacts to adjacent neighborhoods
5. Diverse employment opportunities in North Park
6. Villages with a lively, walkable, and unique atmosphere that builds upon existing neighborhoods and includes places to live and work
7. Commercial/Residential Transition Areas that promote compatible development and reinvestment along the community's commercial districts



## North Park Dwelling Unit and Non-Residential Summary

Scenario for 2,258 acre planning area	Dwelling Units		Non-Residential Floor Area (SF)
Existing	25,025		3,490,660
Adopted	34,295		3,232,262
Proposed (without Density Bonus)	35,490		3,195,000
Proposed (with Density Bonus)	36,570		3,195,000

# Existing Project Densities

The following slides depict development projects with their associated residential densities.

## Density

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, and applicable building height, setbacks, design guidelines are other factors that will influence how a development project will look.

# North Park Community Plan Proposed Land Use Density Ranges

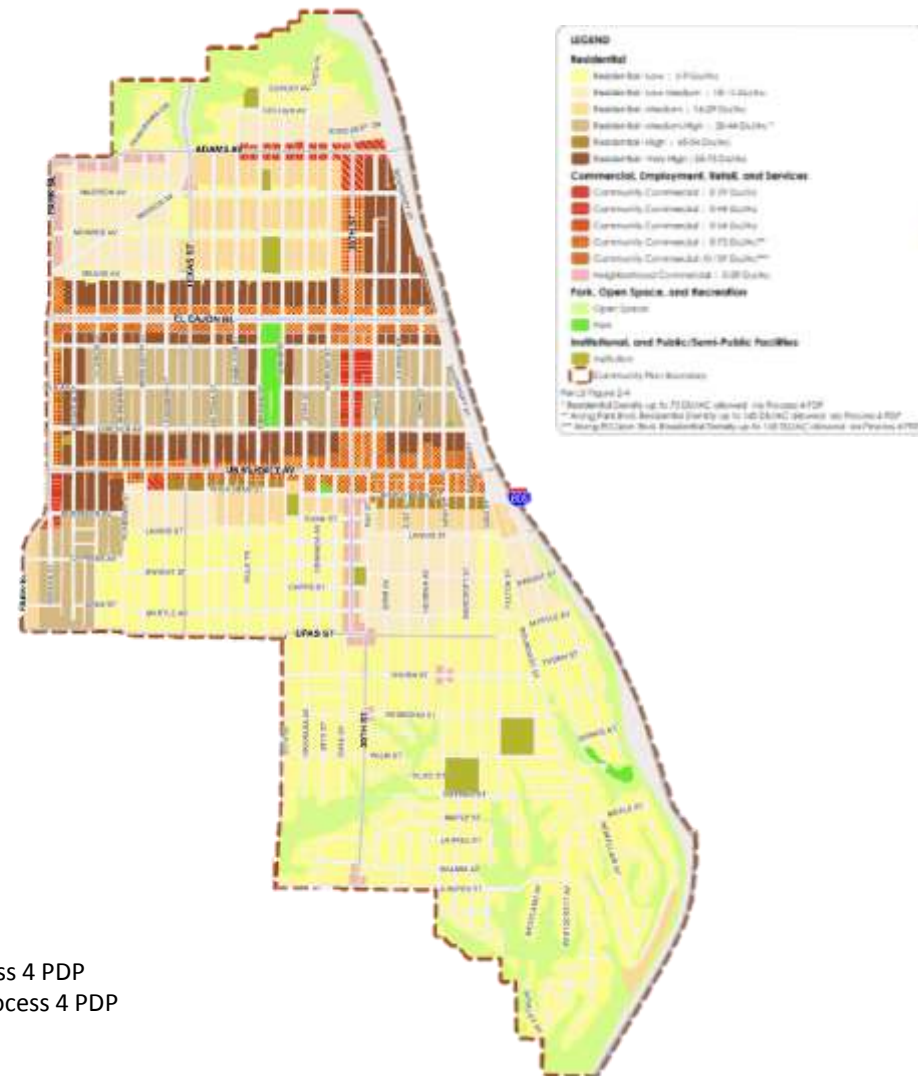
Land Use Designation	Density Range
Residential Low	5 – 9 DU/AC
Residential Low Medium	10 – 15 DU/AC
Residential Medium	16 – 29 DU/AC
Residential Medium High	30 – 44 DU/AC *
Residential High	45 – 54 DU/AC
Residential Very High	55 – 73 DU/AC
Community Commercial	0 – 29 DU/AC
Community Commercial	0 – 44 DU/AC
Community Commercial	0 – 55 DU/AC
Community Commercial	0 – 73 DU/AC **
Community Commercial	0 – 109 DU/AC ***
Neighborhood Commercial	0 – 29 DU/AC

\* Residential density up to 73 DU/AC is allowed via Process 4 PDP

\*\* Along Park Blvd, residential density up to 145 DU/AC is allowed via Process 4 PDP

\*\*\* Along El Cajon Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP

Note: Please refer to the Community Plan Land Use Element for specific location



# Examples in North Park

The following slides include developments in North Park that exemplify different density ranges.



33 DU/AC



*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

## **Hamilton Row**

*Hamilton St. and Lincoln Ave.*

16 dwelling units

0.48 acres

3 stories

38 DU/AC



*Photo courtesy of: Vickie White*

**Streetcar Rowhomes**

*Adams Ave. and Idaho St.*

12 dwelling units

0.32 acres

2-3 stories



39 DU/AC



Photo credit: © Matthew Segal

**The North Parker**

*30<sup>th</sup> Street and Upas St.*

27 dwelling units

0.68 acres

3 stories

68 DU/AC



*Photo courtesy of: Lara Gates*

## **Arbor Terrace**

*3701 Florida St.*

82 dwelling units

1.21 acres

2-3 stories

83 DU/AC



*Photo courtesy of: Mark Davidson Photography, CHW*

**Kalos**

*3795 Florida Street*

83 dwelling units

1 acre

3 stories

110 DU/AC



*Photo courtesy of: Lara Gates*

**La Boheme**

*30<sup>th</sup> Street*

224 dwelling units

2.04 acres

3-5 stories

# Examples in Other Communities

The following slides include developments in other communities in San Diego that exemplify different density ranges.





13 DU/AC



**3<sup>rd</sup> Avenue/Redwood Street**  
7 dwelling units  
0.55 acres  
2 stories

28 DU/AC



*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

**Kensington Park Plaza**  
*Adams Ave. & Marlborough Dr.*

11 dwelling units  
0.40 acres  
2 stories

29 DU/AC



**4703 Park Boulevard**

4 dwelling units

0.14 acres

2 stories



29 DU/AC



**1068 Lincoln Avenue**  
7 dwelling units  
0.23 acres  
(includes 2-story building to the rear)  
2 stories

33 DU/AC



**Brant Street/Juniper Street**  
4 dwelling units  
0.12 acres  
4 stories

33 DU/AC



3753 Herbert Street  
3 dwelling units  
0.09 acres  
4 stories

36 DU/AC



1540 Robinson  
Avenue  
4 dwelling units  
0.11 acres  
4 stories

42 DU/AC



4638 North Avenue  
10 dwelling units  
0.24 acres  
1 story



44 DU/AC



4420 Cleveland Avenue  
28 dwelling units  
0.64 acres  
2 stories

44 DU/AC



4578 Park Boulevard  
7 dwelling units  
0.16 acres  
2 stories

44 DU/AC



312 Brookes Avenue  
4 dwelling units  
0.09 acres  
2 stories



47 DU/AC



*Photo courtesy of: Coldwell Banker Residential Brokerage*

## **One Mission**

*845 Fort Stockton*

65 dwelling units

1.38 acres

5 stories

49 DU/AC



*Photo courtesy of: Mayfair Communities*

## **Wellington Square**

*4045 First Avenue*

30 dwelling units

0.61 acres

4 stories

49 DU/AC



Photo courtesy of: M.W. Steele Group

**Cambridge Square**

*4<sup>th</sup> Ave. and Nutmeg St.*

34 dwelling units

0.69 acres

4 stories

58 DU/AC



*Photo courtesy of: Bridge Housing*

**Paseo at COMM 22**

2325 Commercial Street

272 dwelling units

4.65 acres

4 stories



58 DU/AC



Cairo  
18 dwelling units  
0.31 acres  
4 stories

58 DU/AC



Mi Arbolito  
14 dwelling units  
0.24 acres  
14 stories

60 DU/AC



*Photo courtesy of: Merrill Gardens at Bankers Hill*

**Merrill Gardens**

*2<sup>nd</sup> Ave. and Maple St.*

84 dwelling units

1.38 acres

5 stories

60 DU/AC



*Photo courtesy of: League of California Cities*

**Metro Villas**

*39<sup>th</sup> St. and University Ave.*

120 dwelling units

2 acres

4 stories



61 DU/AC



*Washington Street View*



Mission Hills  
Commons  
65 dwelling units  
1.07 acres  
3 and 4 stories

61 DU/AC



The Lodge at Bankers  
Hill  
57 dwelling units  
0.92 acres  
3 and 4 stories

63 DU/AC



Hester-Solomon  
Building  
31 dwelling units  
0.49 acres  
4 stories

64 DU/AC



First and Robinson  
25 dwelling units  
0.39 acres  
4 stories

70 DU/AC



*Photo courtesy of: San Diego Architectural Foundation*

### **Centre Street Lofts**

Centre St. between  
University and Robertson

28 dwelling units

0.40 acres

3 stories



70 DU/AC



## **Park Laurel**

94 dwelling units

1.34 acres

14 stories



73 DU/AC

Deca  
37 dwelling units  
0.51 acres  
6 stories

90 DU/AC



*Photo courtesy of: Atlas on 5th*

**Atlas on 5<sup>th</sup>**  
*5<sup>th</sup> Ave. and Pennsylvania Ave.*

140 dwelling units  
1.55 acres  
5-6 stories



90 DU/AC



**Le Moderne Apartments**

18 dwelling units

0.20 acres

2 stories

91 DU/AC



*Photo courtesy of: Doma Condos*

**Doma**

*Kettner Blvd. & Date St.*

124 dwelling units

1.35 acres

9 stories

92 DU/AC



**Alicante**

95 dwelling units

1.03 acres

15 stories

99 DU/AC



*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

**Kensington Commons**  
*Adams Ave. & Marlborough Dr.*

34 dwelling units  
0.344 acres  
3 stories

100 DU/AC



**The Egyptian**  
80 dwelling units  
0.80 acres  
6 stories



109 DU/AC



Google Street View

**5th and Laurel St.**

150 dwelling units  
1.38 acres  
4-5 stories

109 DU/AC



**Park at Sixth**  
(Sixth and Redwood)  
37 dwelling units  
0.34 acres  
6 stories

# Density over 145 DU/AC

The following slides include developments that exemplify densities from 145 DU/AC up to 200 DU/AC.

These density ranges would only be available to applicants that apply for the Discretionary Planned Development Permit as well as the Affordable Housing Density Bonus.



152 DU/AC



*Photo courtesy of: Loopnet*

## **Broadstone**

*Kettner Blvd. and Fir St.*

199 dwelling units

1.31 acres

6-7 stories

166 DU/AC



*Photo courtesy of: Market Street Village Apartments*

**Market Street  
Village**

*Market St and 14<sup>th</sup> Ave.*

229 dwelling units  
1.38 acres  
5 stories



200 DU/AC



*Photo courtesy of: Greater Realty*

### **Aloft on Cortez Hill**

*Date St. and 9<sup>th</sup> Ave.*

168 dwelling units

0.84 acres

5 stories

# What is Huffman Development?



# How Many Huffman Developments are there North of Upas?

- North Park Huffman-Style Properties Breakdown According to Sectors:
- North Park: North Sector = 233 properties
- North Park: Central North Sector = 544 properties
- North Park: Central South Sector = 223
- Total: 1,000 developments



# What is Huffman Development?

These are not Huffmans

This is a Huffman



# What is Huffman Development?

This is a Huffman

This is not a Huffman

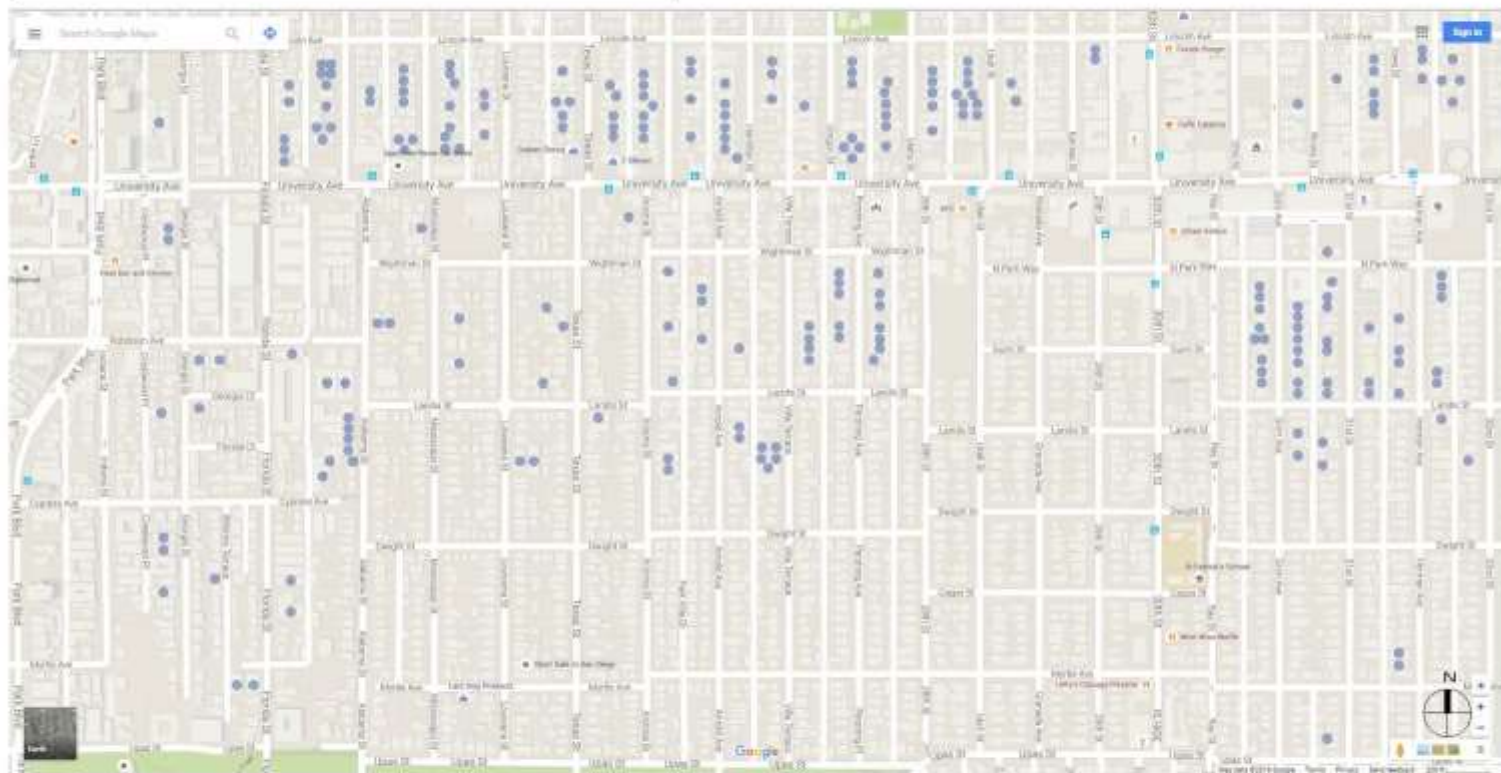
This is a Huffman





# Huffman Development Map South

## HUFFMAN-STYLE PROPERTIES

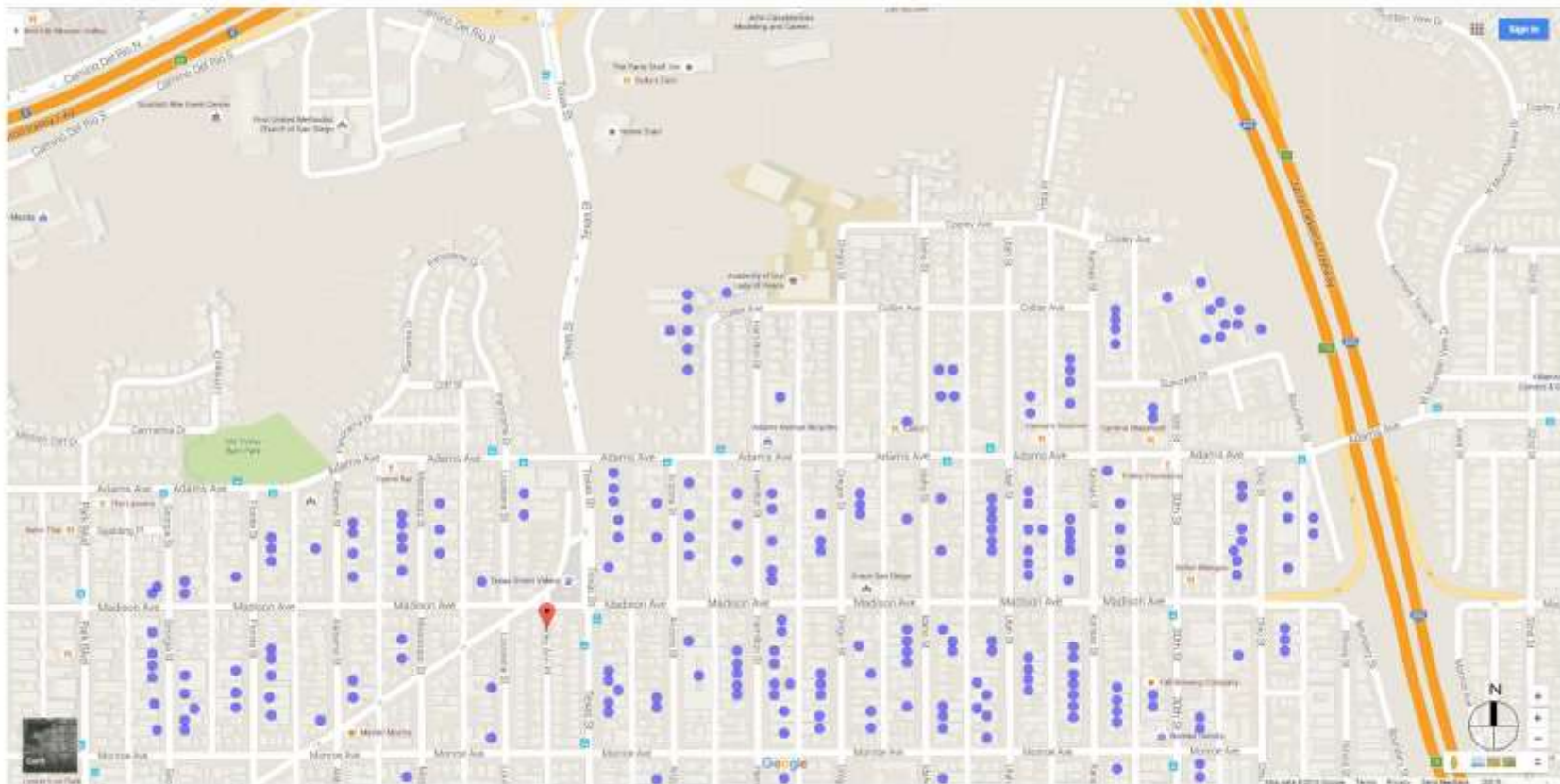


LEGEND: NORTH PARK - CENTRAL SOUTH SECTOR

● HUFFMAN-STYLE PROPERTIES

# Huffman Development Map North

## HUFFMAN-STYLE PROPERTIES



LEGEND: NORTH PARK - NORTH SECTOR

● HUFFMAN-STYLE PROPERTIES

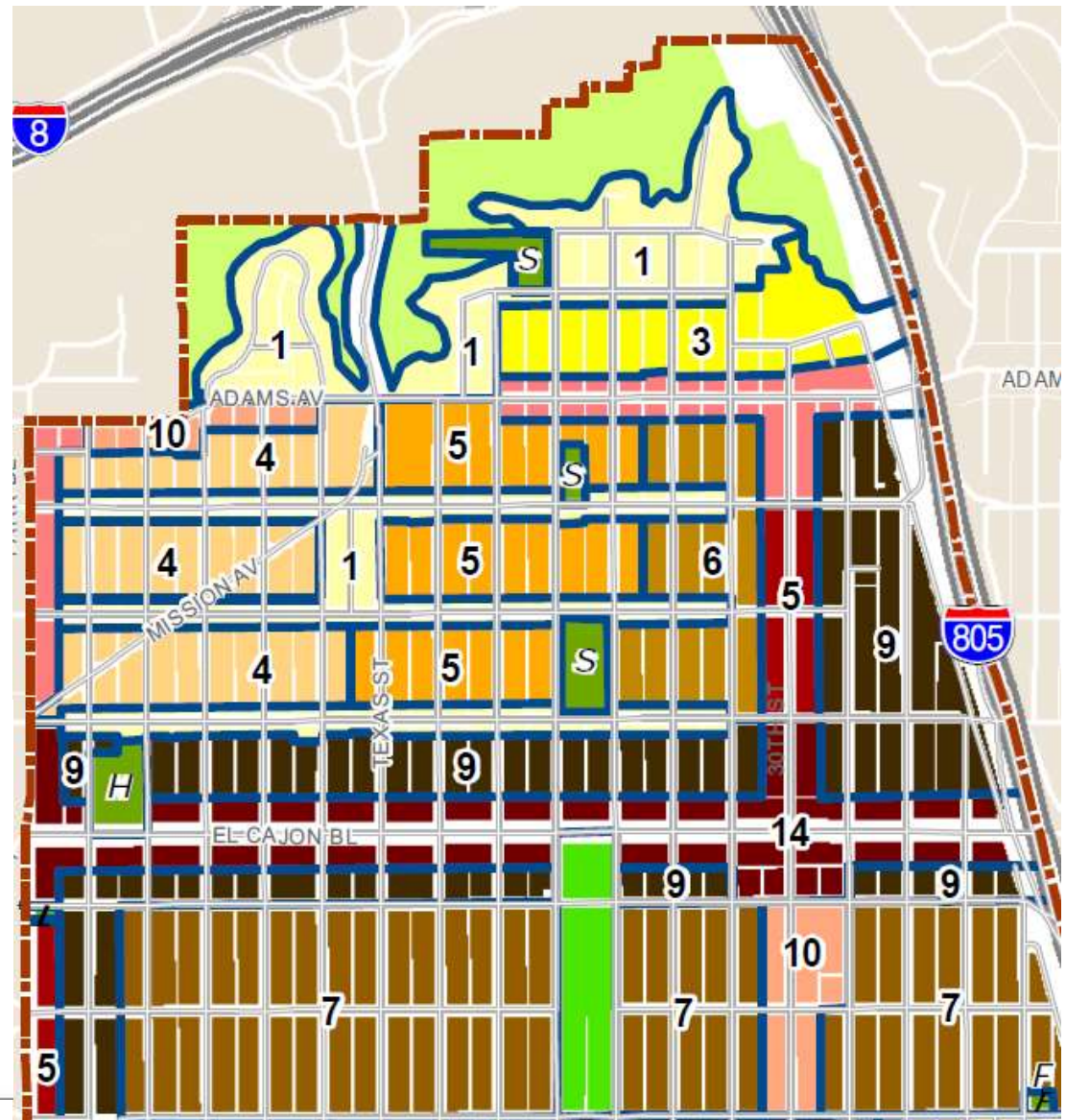




# University Heights Current Adopted Land Use Plan

## LEGEND

- 1-Residential Very Low (0-5 du/nra)
- 2-Residential Low (5-10 du/nra)
- 3-Residential Low-Medium (10-15 du/nra)
- 4-Residential Low-Medium(+) (10-20 du/nra)
- 5-Residential Medium(-) (15-25 du/nra)
- 6-Residential Medium (15-30 du/nra)
- 7-Residential Medium-High/B 30-35 du/nra (35-45 du/nra)\*
- 8-Residential Medium-High (30-45 du/nra)
- 9-Residential High/Very High
- 10-Commercial w/ Medium Residential (15-30 du/nra)
- 11-Commercial w/ Medium High(+) Residential (30-45 du/nra)
- 12-Commercial w/ High(+) Residential (30-45 du/nra)
- 13-Commercial w/ High/Very High Residential (45-55 du/nra)
- 14-Commercial w/ High/Very High(+) Residential (55-75 du/nra)
- Institutional (H, S, F, PO, L)
- Park
- Open Space w/ Very Low Residential (0-5 du/nra)
- Community Plan Boundary



# University Heights Proposed Land Use Plan

## LEGEND

### Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac \*
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

### Commercial, Employment, Retail, and Services

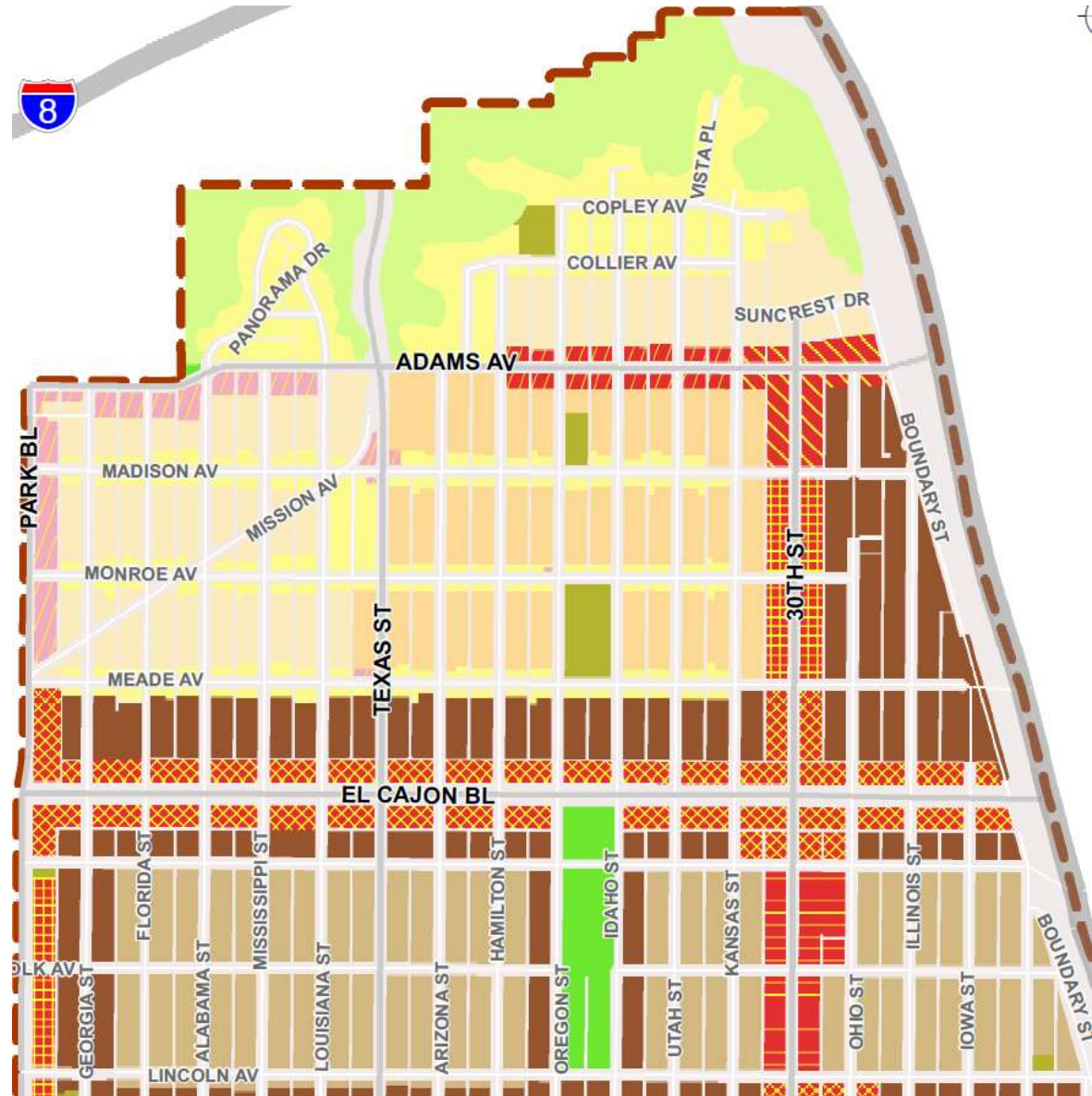
- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac\*\*
- Community Commercial : 0-109 Du/Ac\*\*\*
- Neighborhood Commercial : 0-29 Du/Ac

### Park, Open Space, and Recreation

- Open Space
- Park

### Institutional, and Public/Semi-Public Facilities

- Institution
- Community Plan Boundary



Per LU Figure 2-4

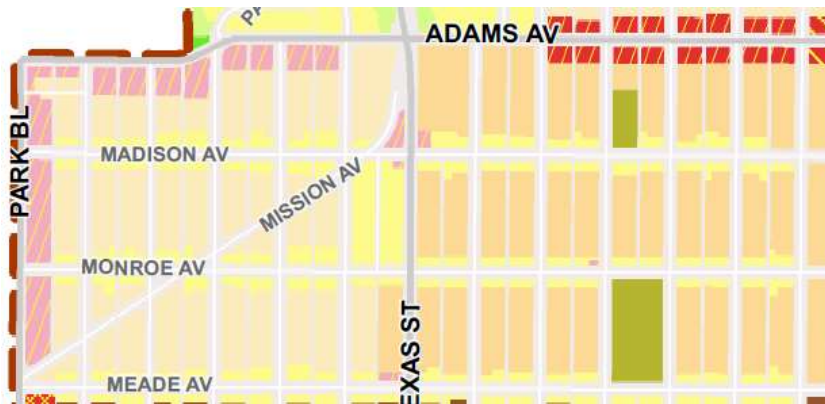
\* Residential Density up to 73 DU/AC allowed via Process 4 PDP

\*\* Along Park Blvd. Residential Density up to 145 DU/AC allowed via Process 4 PDP

\*\*\* Along El Cajon Blvd. Residential Density up to 145 DU/AC allowed via Process 4 PDP



# University Heights Land Use Plan Comparison



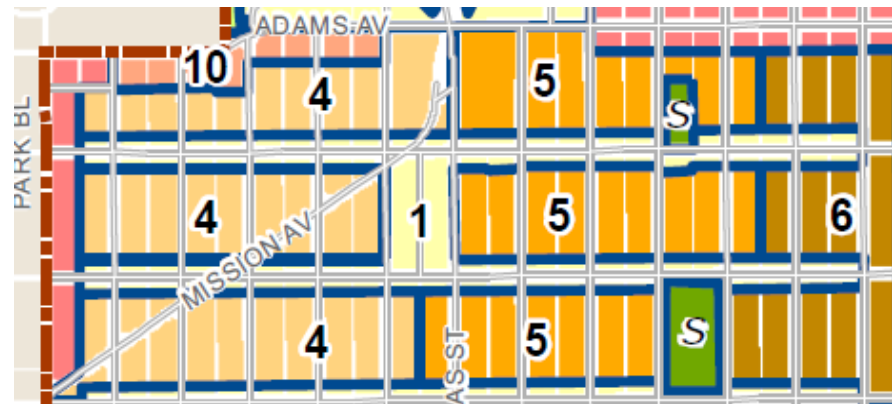
## LEGEND

### Residential

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- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
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- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

### Commercial, Employment, Retail, and Services

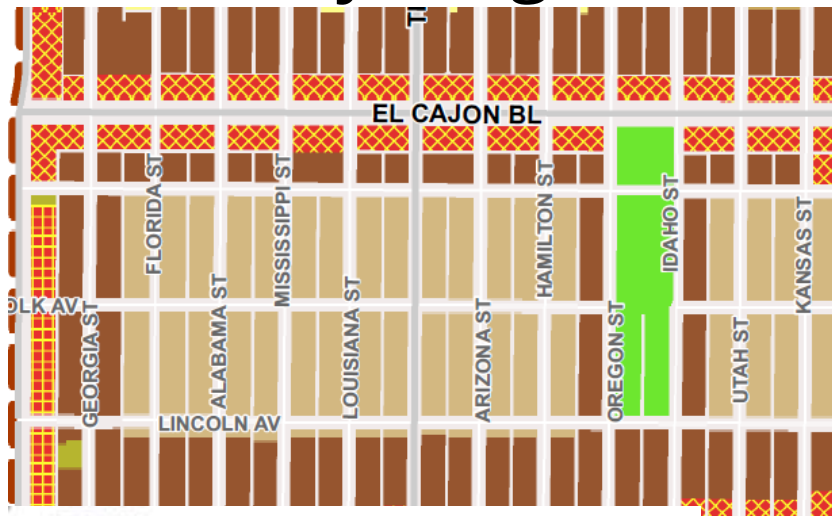
- Community Commercial : 0-29 Du/Ac
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- Community Commercial : 0-109 Du/Ac\*\*\*
- Neighborhood Commercial : 0-29 Du/Ac



## LEGEND

- 1-Residential Very Low (0-5 du/nra)
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- 4-Residential Low-Medium(+) (10-20 du/nra)
- 5-Residential Medium(-) (15-25 du/nra)
- 6-Residential Medium (15-30 du/nra)
- 7-Residential Medium-High/B 30-35 du/nra (35-45 du/nra)\*
- 8-Residential Medium-High (30-45 du/nra)
- 9-Residential High/Very High
- 10-Commercial w/ Medium Residential (15-30 du/nra)
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- 12-Commercial w/ High(+) Residential (30-45 du/nra)
- 13-Commercial w/ High/Very High Residential (45-55 du/nra)
- 14-Commercial w/ High/Very High(+) Residential (55-75 du/nra)

# University Heights Land Use Plan Comparison



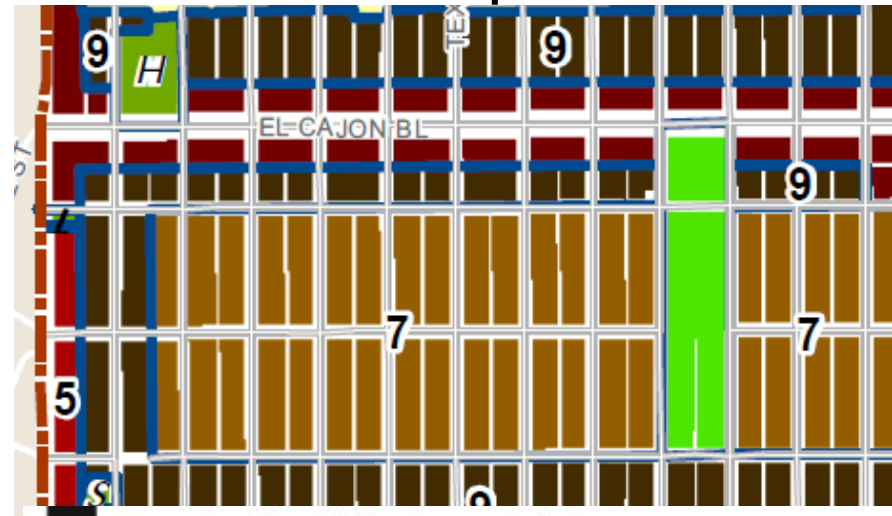
## LEGEND

### Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac \*
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

### Commercial, Employment, Retail, and Services

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac\*\*
- Community Commercial : 0-109 Du/Ac\*\*\*
- Neighborhood Commercial : 0-29 Du/Ac



## LEGEND

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- 2-Residential Low (5-10 du/nra)
- 3-Residential Low-Medium (10-15 du/nra)
- 4-Residential Low-Medium(+) (10-20 du/nra)
- 5-Residential Medium(-) (15-25 du/nra)
- 6-Residential Medium (15-30 du/nra)
- 7-Residential Medium-High/B 30-35 du/nra (35-45 du/nra)\*
- 8-Residential Medium-High (30-45 du/nra)
- 9-Residential High/Very High (45-55 DU/NRA with a 55-75 DU/NRA Bonus)
- 10-Commercial w/ Medium Residential (15-30 du/nra)
- 11-Commercial w/ Medium High(+) Residential (30-45 du/nra)
- 12-Commercial w/ High(+) Residential (30-45 du/nra)
- 13-Commercial w/ High/Very High Residential (45-55 du/nra)
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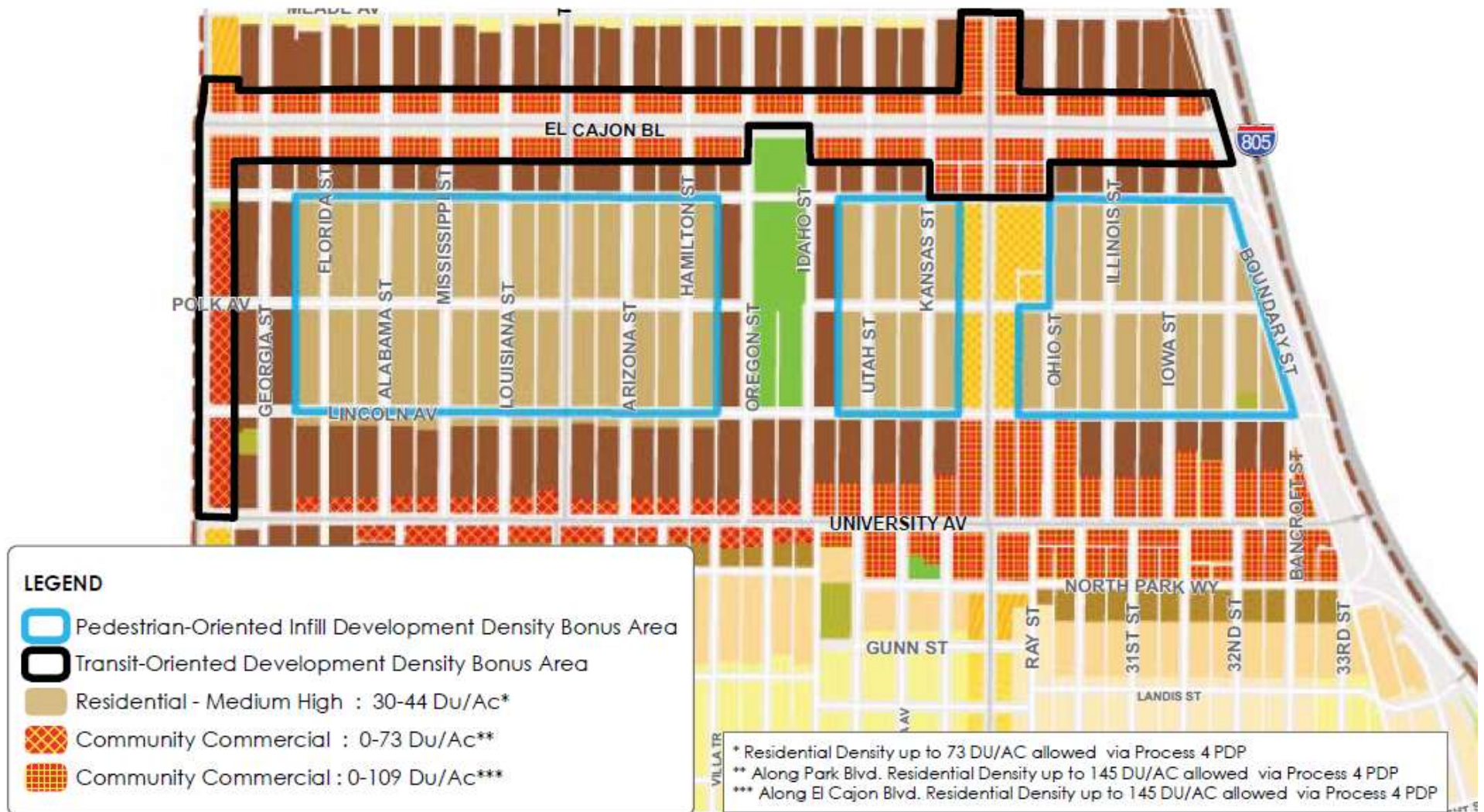
# Proposed Land Use Density Bonus

Additional density from up to 145 dwelling units per acre (du/a) would be allowed with a Process 4 Planned Development Permit along length of El Cajon Boulevard (110 dus/a) and a portion of Park Blvd between University Avenue and El Cajon Boulevard (73 dus/a).

- Supports Mid-City rapid transit line and future light rail line
- Helps to transition from auto-dominated low intensity commercial development to pedestrian-oriented and transit supportive uses
- Provides more housing opportunities
- Helps in meet green house gas emission reduction targets



Figure 2-4: Density Bonus Areas



# North Park Draft Density Bonus Language

## 2

### LAND USE

### NORTH PARK COMMUNITY PLAN

#### 2.8 COMMUNITY PLAN DENSITY BONUS PROGRAM

The Community Plan is designed around a strong transit-oriented development (TOD) framework that focuses new higher density and intensity development within the Village Districts and along the transit corridors. However, there are opportunities to transform the projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments as well as along the Bus Rapid Transit Line that runs along Park Boulevard (between University Avenue and El Cajon Boulevard) as well as the entire length of El Cajon Boulevard (Park Boulevard to Interstate-805). The Community Plan Density Bonus Program is separate from the State of California's Affordable Housing Density Bonus Program that is subject to the City's Affordable Housing Density Bonus Regulations in Land Development Code (LDC) Chapter 14, Article 3, Division 7. The Affordable Housing Density Bonus Program is available to eligible development citywide.

##### PEDESTRIAN-ORIENTED INFILL DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants with development projects of 6 dwelling units or more in Multi-Family Residential areas designated as Medium High up to 44 dwelling units per acre within the area located between Lincoln Avenue and Howard Avenue, see Figure 2-4 for location. The intent of the Density Bonus Program is to create more street and pedestrian friendly projects. The Density Bonus for this area allows for the density range to be increased up to 73 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit (PDP). A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

##### TRANSIT-ORIENTED DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants along the Bus Rapid Transit Corridor in areas designated 73 dus/acre along Park Boulevard and 109 dus/acre along El Cajon Boulevard. See Figure 2-4 for location. The intent of the Density Bonus Program is to allow for increased residential density to create more street and pedestrian friendly projects that support transit. The Density Bonus for this area allows for the density range to be increased up to 145 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit. A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).



# Planned Development Permit Basics

- Mechanism to implement land use plan policies
- Cannot adversely affect the land use plan
- Cannot be detrimental to the health, safety and welfare of the public
- Process 4 Planning Commission Hearing
  - 300 foot noticing requirement
  - Planning Group Recommendations to ensure consistency with the community plan, community character, design transition and other potential impacts

# Timeline and Next Steps

- March 2016: Program Environmental Impact Report Development
- April 2016: Final Draft Community Plan and EIR Development
- May 2016: PEIR out for 60-day public review
- Summer 2016: Impact Fee Schedule Development with CPG
- August 2016: PEIR Public Review Comment Period Closes and Response to Comments begins
- September 2016: Final EIR and Final Vote from CPG on Community Plan
- October thru November 2016: Public Decision Maker Hearings